EXHIBIT B

E-FILED Baltimore County Circuit Court 8/3/2022 2:31 PM System System

Case 1:22-cv-00785-WCB Document 13-2 Filed 08/15/22 Par FILED; Baltimore Court Court CIRCUIT COURT FOR BALTIMORE COLUMN 8/3/2022 2:31 PM; Submission: 8/3/2022 2:31 PM

MARYLAND

401 Bosley Avenue, P.O. Box 6754 Towson, MD 21285-6754

To: FIRST CAPITAL REAL ESTATE TRUST, INC.

C/O GARY JONES, ESQ.

BAXTER, BAKER, SIDLE, CONN & JONES P.A.

FIRST CAPITAL BORROWER, LLC VS. FIRST CAPITAL REAL ESTATE TRUST, INC.

191 MAIN STREET ANNAPOLIS, MD 21401

Case Number:

C-03-CV-22-003063

Other Reference Number(s): Child Support Enforcement Number:

Issue Date: 8/3/2022

WRIT OF SUMMONS

You are hereby summoned to file a written response by pleading or motion, within 30 days after service of this summons upon you, in this court, to the attached complaint filed by:

FIRST CAPITAL BORROWER, LLC c/o Adam M Kaplan, Esq Stradley Ronon Stevens & Young, LLP 2000 K Steet, NW, Suite 700 Washington, DC 20006

This summons is effective for service only if served within 60 days after the date it is issued.

Julie L. Ensor

Clerk of the Circuit Court

Julie L. Ensor

To the person summoned:

Failure to file a response within the time allowed may result in a judgment by default or the granting of the relief sought against you.

Personal attendance in court on the day named is NOT required.

Instructions for Service:

- 1. This summons is effective for service only if served within 60 days after the date issued. If it is not served within the 60 days, the plaintiff must send a written request to have it renewed.
- 2. Proof of Service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
- 3. Return of served or unserved process shall be made promptly and in accordance with Maryland Rule 2-126.
- 4. If this notice is served by private process, process server shall file a separate affidavit as required by Maryland Rule 2-126(a).

Case 1:22-cv-00785-WCB Document 13-2 Filed 08/15/22 Page icont to Page Butting County Case Number: C-03-CV-22-003063

First Capital Borrower, LLC vs. First Capital Real Estate Trust, Inc.

SHERIFF'S RETURN (please print)

Serving unty Sheriff's of (1) Serve	Sheriff's Name Tice present to the court the		
unty Sheriff's of (1) Serve	fice present to the court th		
, ,	d		
, ,	_		
			Name of person served
		at	
	Date of service		Location of service
		_ by	Manner of service with the following:
			Manner of service
	Summons		Counter-Complaint
	Complaint		☐ Domestic Case Information Report
	Motions		Financial Statement
	Petition and Show Cause		☐ Interrogatories
	Other		
		Pleas	se specify
(2) Was un	able to serve because:		
	Moved left no forwardin	g address	☐ No such address
	Address not in jurisdiction	on	Other
			Please specify
eriff fee: \$			waived by
	_	Date	Signature of serving Sheriff

Instructions to Sheriff's Office or Private Process Server:

- 1. This Summons is effective for service only if served within 60 days after the date issued. If it is not served within 60 days, the plaintiff must send a written request to have it renewed.
- 2. Proof of Service shall set out the name of the person served, date and the particular place and manner of service. If service is not made, please state the reasons.
- 3. Return of served or unserved process shall be made promptly and in accordance with Rule 2-126.
- 4. If this summons is served by private process, process server shall file a separate affidavit as required by Rule 2-126(a).

IN THE CIRCUIT COURT FOR BALTIMORE COUNTY, MARYLAND

FIRST CAPITAL BORROWER, LLC	
c/o Adam M. Kaplan, Esq.	
Stradley Ronon Stevens & Young, LLP	
2000 K Street, NW, Suite 700	
Washington, DC 20006	
Petitioner,	C-03-CV-22-003063
v.	Case No.
FIRST CAPITAL REAL ESTATE TRUST, INC. c/o Gary Jones, Esq.	
Baxter, Baker, Sidle, Conn & Jones, P.A.	
191 Main Street	
Annapolis, MD 21401	
Respondent.	

PETITION FOR COURT SUPERVISED DISSOLUTION AND LIQUIDATION OF FIRST CAPITAL REAL ESTATE TRUST, INCORPORATED

Petitioner, First Capital Borrower, LLC, by its undersigned counsel and Stradley Ronon, Stevens, & Young, LLP, pursuant to Md. Code Ann., Corps. & Ass'ns. § 3-516, § 3-413(b), and § 3-414, respectfully submit this Petition for the Court supervised dissolution and liquidation of First Capital Real Estate Trust, Inc. In support thereof, Petitioner states as follows:

THE PARTIES

- 1. Petitioner is First Capital Borrower, LLC ("Petitioner" or "First Capital"), a Delaware limited liability company whose registered agent, A Registered Agent, Inc., is located at 8 the Green, Suite A, Dover, Delaware 19901.
- Respondent is First Capital Real Estate Trust, Incorporated ("Respondent" or "FC RET"), a Maryland corporation with a principal office located at VCORP Services MD, Inc., 2405
 York Road, Suite 201, Lutherville-Timonium, MD 21093-2264.

3. Petitioner is a stockholder of Respondent and is entitled to vote in the election of Respondent's directors.

JURISDICTION AND VENUE

- 4. This Court has personal jurisdiction over Respondent pursuant to MD. Code Ann., Courts and Judicial Proceedings, § 6-102 because it is a Maryland corporation and it maintains its principal place of business within the State of Maryland.
- 5. Venue is appropriate in this Court pursuant to MD Code, Courts and Judicial Proceedings, § 6-201 because Respondent's principal office location, as listed with the Maryland State Department of Assessments & Taxation (MD SDAT), is located in Baltimore County, Maryland.

FACTUAL BACKGROUND

- 6. Since 2019, Respondent has not held any annual meetings or elections, has not produced any accountings or audits for shareholder review or inspection, has not made any shareholder distributions of any kind, and has not responded to shareholder inquiries or demands.
- 7. On October 15, 2021, MD SDAT issued a proclamation forfeiting Respondent's charter following its failure to file a property tax return for 2020.
- 8. Pursuant to Md. Code Ann., Corps. & Ass'ns. § 3-503(d), upon issuance of the proclamation, "the charters of the corporation are repealed, annulled, and forfeited, and the powers conferred by law on the corporations are inoperative, null, and void as of the date of the proclamation, without proceedings of any kind either at law or in equity."
- 9. Accordingly, Respondent is a forfeited corporation whose charter has been repealed and whose legal powers have been declared inoperative by MD SDAT and applicable law. As such, Respondent and its purported directors, officers, and agents have no legal authority to act, including to intervene into litigation, except for the limited purpose of liquidation or winding up

the corporation. In fact, legal filings made by the forfeited corporation are a nullity. *Dual Inc. v. Lockheed Martin Corp.*, 383 Md. 151, 163 (2004).

- 10. Md. Code Ann., Corps. & Ass'ns. § 3-514 makes it a misdemeanor for a person to transact business in the name of a corporation knowing it has been forfeited. This Section also imposes a presumption of knowledge of the forfeited corporate status on any person who was an officer or director of the corporation at the time of the forfeiture unless there is clear evidence to the contrary.
- 11. Despite notice of Respondent's forfeited status, Respondent, through its purported agent, Frank Forelle, and legal counsel associated with Mr. Forelle, has persisted in various activities purportedly for Respondent including seeking to intervene in litigation on behalf of Respondent. Mr. Forelle, the putative Chief Executive Officer of Respondent, has actual notice of Respondent's forfeited status from various correspondence, in addition to the statutory notice sent by MD SDAT to Respondent prior to the forfeiture, as well as filings in lawsuits that noted Respondent's forfeited status.
- 12. Mr. Forelle and others associated with corporation, including its directors, Frank
 Grant and Richard Leider, had actual knowledge of the forfeited corporate status before
 Respondent undertook various actions in litigation and otherwise.
- 13. Upon information and belief, Respondent has no registered agent and no corporate officers other than those identified in the preceding paragraphs.
- 14. In light of its forfeited status, Respondent's actions, which were performed at the direction of Mr. Forelle, Frank Grant, and Richard Leider, including seeking to intervene in litigation, are illegal.

- 15. It is further believed that Respondent's actions may have been done in collaboration with agents of FTE Networks, Inc. to subvert the interests of Petitioner and Respondent's other stockholders. The managers of FTE Networks, Inc. have embroiled that corporation in various litigation designed to maintain control over the company and are believed to have usurped Mr. Forelle to engage Respondent in that litigation and to intercept and convert certain assets intended to be distributed directly to Respondent's shareholders.
- 16. Upon information and belief, Respondent has illegally or fraudulently allowed another entity to take title to and/or equity in an asset of Respondent, a medical complex located at 945 82nd Parkway, Myrtle Beach, South Carolina 29572 (the "Medical Complex"). The loss of equity in the Medical Complex is prejudicial to Petitioner and wrongfully deprives Petitioner of the value of its rightful interest in the Medical Complex.
- 17. In addition, certain activities of Respondent are suspicious and should be investigated, including its interests in real estate and transactions relating to that real estate, as well as the dissipation of its cash on hand. Such investigation may lead to additional claims against persons involved with Respondent's operations. An accounting of Respondent's financial transactions including its expenses paid and disposition of assets, must be obtained pursuant to the investigation.
- 18. Under the circumstances, Respondent must be dissolved and/or liquidated and its putative officers, directors and agents enjoined from further action in the interim.

COUNT I Court Supervised Liquidation under § 3-516

- 19. Petitioner incorporates all earlier allegations as if re-alleged herein.
- 20. Pursuant to Md. Code Ann., Corps. & Ass'ns. § 3-516, a stockholder of a Maryland corporation that has had its charter forfeited may petition a court of equity to take jurisdiction of

the liquidation of the corporation and, for good cause shown, may order the corporation liquidated under court supervision.

- 21. As explained above, Petitioner is a stockholder of a Maryland corporation, Respondent, whose charter has been forfeited.
- 22. Accordingly, for the good cause stated above, Petitioner requests that the Court take jurisdiction over Respondent's liquidation and enter an order requiring the court supervised liquidation of Respondent.

COUNT II Court Supervised Dissolution and Liquidation under §§ 3-413(b)(2) and 3-414

- 23. Petitioner incorporates all earlier allegations as if re-alleged herein.
- 24. In the alternative, Md. Code Ann., Corps. & Ass'ns. § 3-413(b)(2) permits any stockholder entitled to vote in the election of directors of a corporation to petition a court of equity to dissolve the corporation on grounds that the acts of the directors or those in control of the corporation are illegal, oppressive, or fraudulent.
- 25. In turn, § 3-414 permits the Court, upon petition of a stockholder as identified in § 3-413(b)(2), to dissolve and liquidate a corporation under the Court's supervision.
- 26. Here, Petitioner is a stockholder entitled to vote in the election of Respondent's directors.
- 27. Accordingly, for the good cause stated above, Petitioner requests that the Court take jurisdiction over Respondent because of the illegal, oppressive, and/or fraudulent acts of those in control of Respondent and enter an order for dissolution, liquidation, and such other relief as the Court deems proper pursuant to Md. Code Ann., Corps. & Ass'ns. § 3-414.

WHEREFORE, Petitioner requests the Court order the following:

a) Court supervised dissolution and liquidation of Respondent,

- b) Upon filing of a motion under Rule 13-104(b), issuance of a Show Cause Order, and a hearing for the appointment of a receiver pursuant to Md. Code Ann., Corps. & Ass'ns. § 3-418 with the powers to set aside any preference, payment, or transfer made by Respondent that would be void, voidable, or fraudulent under Maryland law or the federal Bankruptcy Code,
- c) Enjoinment of its putative officers, directors, and agents, and advisors from action purportedly on behalf of Respondent in the interim,
- d) Investigation of the financial transactions of Respondent through discovery proceedings, including of its expenses paid and disposition of assets, resulting in an accounting.
 - e) Such other and further relief as this Court deems appropriate.

Respectfully submitted,

/s/ Adam M. Kaplan

Adam M. Kaplan, Esq. (CPF # 0812170124) Stradley Ronon Stevens & Young, LLP 2000 K Street, NW, Suite 700 Washington, DC 20006 (202) 507-5155 (T) akaplan@stradley.com

Andrew K. Stuztman, Esq. (CFP # 1106130008) Stradley Ronon Stevens & Young, LLP 2005 Market Street, Suite 2600 Philadelphia, PA 19103 (215) 564-8008 (T) astutzman@stradley.com

Counsel for First Capital Borrower, LLC

ATTORNEY CERTIFICATION OF ADMISSION

Pursuant to Maryland 1-313, I hereby certify that I am a member of the Maryland Bar and am authorized to practice law in the state of Maryland.

/s/ Adam M. Kaplan Adam M. Kaplan Case 1:22-cv-00785-WCB Document 13-2 Filed 08/15/22 PageFileDf Baltimore|CountyCircuit Court Docket: 8/3/2022 12:48 PM; Submission: 8/3/2022 12:48 PM

IN THE CIRCUIT COURT FOR Baltimore County

CIVIL – NON-DOMESTIC CASE INFORMATION SHEET

	DIRE	CCTIONS	
		d attached to the complaint filed w	
		ge of the Court of Appeals pursuan	nt to Rule 2-111(a).
THIS	e an Information Report as requi S INFORMATION REPORT C	'ANNOT BE ACCEPTED AS A	PLEAD4NG22-003063
FORM FILED BY: 🗵 PL	AINTIFF DEFENDANT	CASE NUMBER	
CASE NAME: FIRST CAP	PITAL BORROWER, LLC	vs. FIRST CAPIT	AL REAL ESTATE TRUST
PARTY'S NAME: FIRST O	CAPITAL REAL ESTATE TR	UST, INC. PHONE	Defendant : 202-507-5155
PARTY'S ADDRESS: c/o S	Stradley Ronon, 2000 K Street,	NW, Suite 700, Washington, D	OC 20006
PARTY'S E-MAIL: akaplar		***	
If represented by an attorn	*		
PARTY'S ATTTORNEY'S	·	PHONE	· 202-507-5155
		W, Suite 700, Washington DC 2	
	E-MAIL: akaplan@stradley.c		20000
		30111	
JURY DEMAND? ☐ Yes			
	•	Case #(s), if known:	
ANTICIPATED LENGTH	OF TRIAL?: hours	<u>1</u> days	
		OING TYPE	
New Case:	☐ Administrative	Appeal	
Existing Case: Post-Judg			
		ory section – go to Relief section	
	W CASE: CASE CATEGOR	RY/SUBCATEGORY (Check of	one box.)
TORTS Asbestos	Government Insurance	PUBLIC LAW ☐ Attorney Grievance	☐ Constructive Trust☐ Contempt
Assault and Battery	Product Liability	Bond Forfeiture Remission	Deposition Notice
Business and Commercial	PROPERTY	Civil Rights	☐ Dist Ct Mtn Appeal
Conspiracy Conversion	Adverse Possession	☐ County/Mncpl Code/Ord ☐ Election Law	Financial
Defamation	☐ Breach of Lease	Eminent Domain/Condemn.	Grand Jury/Petit Jury
☐ False Arrest/Imprisonment	Detinue	☐ Environment	✓ Miscellaneous ☐ Perpetuate
☐ Fraud	Distress/Distrain	Error Coram Nobis	Testimony/Evidence
☐ Lead Paint – DOB of	☐ Ejectment ☐ Forcible Entry/Detainer	Habeas Corpus	Prod. of Documents Req.
Youngest Plt:	Forclosure	Mandamus	☐ Receivership
Loss of Consortium Malicious Prosecution	Commercial	☐ Prisoner Rights ☐ Public Info. Act Records	Sentence Transfer
Malpractice-Medical	Residential	Quarantine/Isolation	Set Aside Deed
☐ Malpractice-Professional	Currency or Vehicle	☐ Writ of Certiorari	☐ Special Adm. – Atty ☐ Subpoena Issue/Quash
Misrepresentation	Deed of TrustLand Installments	EMPLOYMENT	☐ Trust Established
Motor Tort	Land histariments Lien	☐ ADA	☐ Trustee Substitution/Remova
☐ Negligence ☐ Nuisance	☐ Mortgage	Conspiracy	☐ Witness Appearance-Compel
Premises Liability	Right of Redemption	☐ EEO/HR	PEACE ORDER
☐ Product Liability	Statement Condo	□ FLSA □ FMLA	☐ Peace Order
☐ Specfic Performance	☐ Forfeiture of Property /	☐ Worker's Compensation	EQUITY
Toxic Tort	Personal Item Fraudulent Conveyance	☐ Wrongful Termination	Declaratory Judgment
Trespass	Landord-Tenant	INDEPENDENT	Equitable Relief
Wrongful Death	☐ Lis Pendens	PROCEEDINGS	☐ Injunctive Relief ☐ Mandamus
CONTRACT Asbestos	Mechanic's Lien	Assupmtion of Jurisdiction	
Breach	Ownership	Authorized Sale	OTHER Accounting
Business and Commercial	Partition/Sale in Lieu	☐ Attorney Appointment ☐ Body Attachment Issuance	☐ Friendly Suit
Confessed Judgment	☐ Quiet Title ☐ Rent Escrow	Commission Issuance	Grantor in Possession
(Cont'd)	Return of Seized Property		Maryland Insurance
Construction Debt	Right of Redemption		Administration
Fraud	☐ Tenant Holding Over		☐ Miscellaneous
			☐ Specific Transaction ☐ Structured Settlements

IF NEW OR EXISTING CASE: RELIEF (Check All that Apply)					
	☐ Earnings Withholding ☐ Enrollment ☐ Expungement ☐ Financial Exploitation ☐ Findings of Fact ☐ Foreclosure ☐ Injunction ☐ Judgment-Affidavit ☐ Judgment-Attorney Fees ☐ Judgment-Confessed ☐ Judgment-Consent ☐ Judgment-Declaratory ity above, mark one of the forpose other than Track Assignment		Reinstatement of Employment Return of Property Sale of Property Specific Performance Writ-Error Coram Nobis Writ-Execution Writ-Garnish Property Writ-Garnish Wages Writ-Habeas Corpus Writ-Mandamus Writ-Possession		
☐ Liability is conceded.	☐ Liability is not conceded, bu	nt is not seriously in dispute.	☐ Liability is seriously in dispute.		
MONETAR	Y DAMAGES (Do not inc	lude Attorney's Fees, Int	erest, or Court Costs)		
☐ Under \$10,000	□ \$10,000 - \$30,000	\$30,000 - \$100,00	0		
☐ Medical Bills \$	🗖 Wage Loss	\$ Prope	rty Damages \$		
A	LTERNATIVE DISPUTI	E RESOLUTION INFOR	RMATION		
A. Mediation	or referral to an ADR process Yes ⊠ No Yes ⊠ No		Conference ☐ Yes ☒ No		
SPECIAL REQUIREMENTS					
	ge Interpreter is needed, check commodation for a disability un C- 049				
	ESTIMATED	LENGTH OF TRIAL			
With the exception of ITRIAL.	Baltimore County and Baltin		e estimated LENGTH OF		
	☐ 1/2 day of trial or less	tracked accordingly)	tima		
	■ 1/2 day of trial or less ■ 1 day of trial time	☐ 3 days of trial☐ More than 3 d			
	☐ 2 days of trial time	_ Wiore man 5 u			
BUSIN	NESS AND TECHNOLOG	GY CASE MANAGEME	NT PROGRAM		
	if Business and Technology tra		ule 16-308 is requested, attach a		
□ Ехр	edited - Trial within 7 months	•	rial within 18 months of		
	Defendant's response		nt's response		
	FMERGENCY	RELIEF REQUESTED			

COMPLEX SCIENCE AND/OR TECHNOLOGICAL CASE MANAGEMENT PROGRAM (ASTAR)				
	F POSSIBLE SPECIAL ASSIGNM a duplicate copy of complaint and a			
☐ Expedit	ed - Trial within 7 months of	☐ Standard - Trial wit	hin 18 months of	
De	fendant's response	Defendant's res	ponse	
	UR COMPLAINT IN BALTIN APPROPRIATE BOX BELO	· ·	E COUNTY,	
CIRCUIT	COURT FOR BALTIMOR	E CITY (CHECK ONLY	ONE)	
☐ Expedited	Trial 60 to 120 days from	notice. Non-jury matters.		
☑ Civil-Short	Trial 210 days from first a	answer.		
☐ Civil-Standard	Trial 360 days from first a	answer.		
☐ Custom	Scheduling order entered	by individual judge.		
☐ Asbestos	Special scheduling order.			
☐ Lead Paint	Fill in: Birth Date of your	gest plaintiff		
☐ Tax Sale Forclosures	Special scheduling order.			
☐ Mortgage Foreclosures	No scheduling order.			
C	IRCUIT COURT FOR BA	LTIMORE COUNTY		
Expedited (Trial Date-90 days)		Declaratory Judgment (Simple ict Court Appeals and Jury Triandamus.		
Standard (Trial Date-240 days)		gments (Vacated), Contract, Estation, International Tort, Motonpensation Cases.		
☐ Extended Standard (Trial Date-345 days)		ofessional Malpractice, Serious il expenses and wage loss of \$1), and trial of five or more days	00,000, expert and	
Complex (Trial Date-450 days)	Class Actions, Designated Tox Product Liabilities, Other Con	xic Tort, Major Construction Conplex Cases.	ontracts, Major	
August 3, 2022 Date		/s/ Adam M. Kaplan Signature of Counsel / Party	0812170124 Attorney Number	
2000 K Street, NW, Suite 7		Adam M. Kaplan Printed Nan	ne .	
Address		i inited Nan	ic.	
Washington DO City	$\frac{\text{C}}{\text{State}} = \frac{20006}{\text{Zip Code}}$			